

# EXCEPTIONS

## (Building, Plumbing, Electrical, Mechanical)

### Do I need a Building Permit?

A Building Permit is **not** required for the following:

- One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor areas do not exceed 120 square feet.
- Fences not over 6 feet high.
- Oil derricks.
- Movable cases, counters and partitions not over 5 feet 9 inches high.
- Retaining walls not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids.
- Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter does not exceed 2:1.
- Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
- Painting, papering and similar finish work.
- Temporary motion picture, television and theater sets and scenery.
- Window awnings supported by an exterior wall of a residence or utility structure when projecting not more than 54 inches.
- Prefabricated swimming pools accessory to a residence in which the pool is entirely above the adjacent grade and if the pool capacity does not exceed 5,000 gallons. A barrier **IS** required around the pool and a permit **IS** required for the barrier as well as for any plumbing or wiring which is newly installed to serve the pool.

**Any building or repair work other than described on the above page requires a permit and inspection.** If you still have questions, please check our frequently asked questions (FAQ); or call us at 510-583-4140 or by email at [Building.Division@hayward-ca.gov](mailto:Building.Division@hayward-ca.gov).

## Do I need a Plumbing Permit?

A Plumbing Permit is **not** required for the following:

- The repairing of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drain pipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace them with new material, it shall be considered as new work and a permit shall be required and inspection made as provided in the adopted code.
- The clearing of stoppage or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of sinks or water closets, provided such repairs do not involve or require the replacement or rearrangement of the valves, drain lines or fixtures.

**Any plumbing work other than described above requires a permit and inspection.**

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## Do I need an Electrical Permit?

An Electrical Permit is **not** required for the following:

- Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
- Temporary decorative lighting.
- Repair or replacement of current-carrying parts of any switch, contractor or control device.
- Reinstallation of attachment plug receptacles, but not the outlets.
- Repair or replacement of any over current device of the required capacity in the same location.
- Repair or replacement of electrodes or transformers of the size and capacity for signs or gas tube systems.
- Taping joints.
- Temporary wiring for experimental purposes in suitable experimental laboratories.

- The wiring for temporary theater, motion picture or television stage sets.
- Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
- Low-energy power, control, and signal circuits of Class II and Class III as defined in the Electrical Code.
- A permit is not required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

**Any electrical work other than described above requires a permit and inspection.**

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## **Do I need a Mechanical Permit?**

A Mechanical Permit is not required for the following:

- A portable heating appliance.
- Portable ventilating equipment.
- A portable cooling unit.
- A portable evaporative cooler.
- Replacement of any component part of an appliance that does not alter its original approval and complies with other applicable requirements of the technical codes.
- Refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the mechanical codes.

**Any mechanical work other than described above requires a permit and**

**inspection.** If you still have questions, please check our frequently asked questions (FAQ); or call us at 510-583-4140 or by email at [Building.Division@hayward-ca.gov](mailto:Building.Division@hayward-ca.gov).